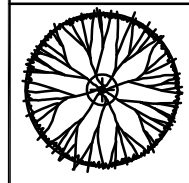




Know what's below.
Call before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

LANDSCAPE LEGEND



PROPOSED DECIDUOUS TREE SIZE = 2" CALIPER NUMBER PROVIDED = 7



EXISTING DECIDUOUS TREE SIZE = OVER 2" CAL. NUMBER FOR STREETScape = 6

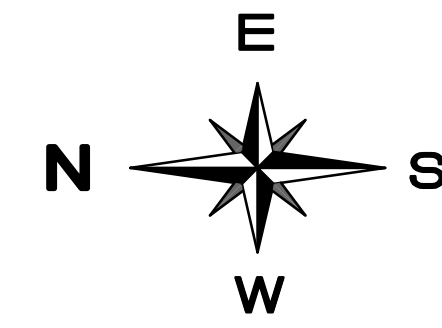
FRONT YARD: REQUIRES ONE 2" CALIPER TREE PER 25 FT FRONTAGE.

LEGEND

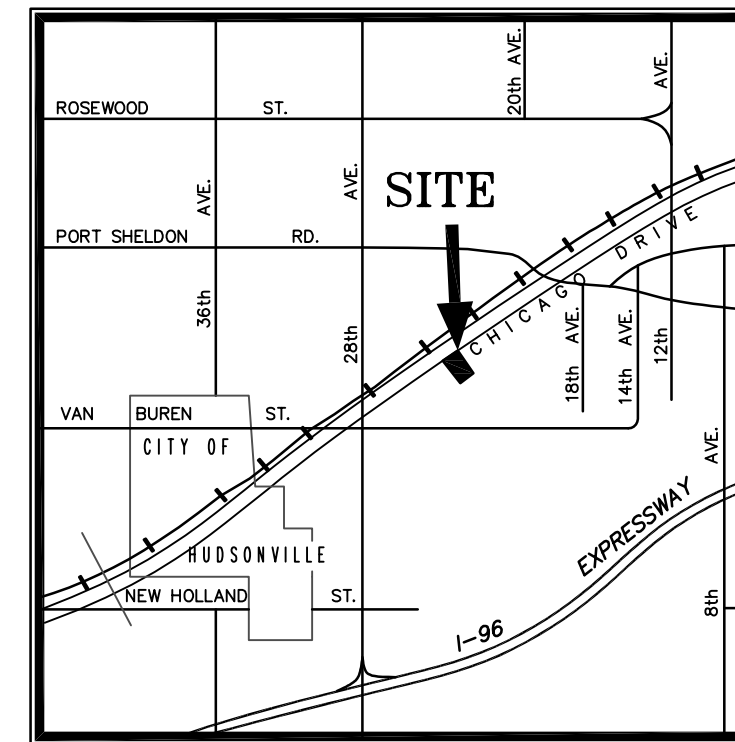
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EX. PAVEMENT TO BE REMOVED
- = PROPOSED OUTDOOR SALES AREA
- = EXISTING ELEVATION CONTOUR

DESCRIPTION

DESCRIPTION: The West 250 feet of that part of the West 1/2 of the Southeast 1/4, Section 28, Town 6 North, Range 13 West, described as: Commencing at the Northeast corner of said West 1/2, Southeast 1/4, which is 1342.19 feet West from the East 1/4 corner of said Section; thence South 00 degrees 59 minutes East 568 feet along the East line of the West 1/2, of the Southeast 1/4 to the centerline of said creek; thence Southwesterly along the centerline of said creek 489 feet more or less to a point which is 450 feet West from the East line of said West 1/2, Southeast 1/4; thence North 00 degrees 59 minutes West parallel with the East line of the West 1/2, Southeast 1/4 to the Southerly Right-of-Way line of Chicago Drive (Highway M-21); thence North 52 degrees 38 minutes East 345.22 feet the Right-of-Way line of said Highway to the East and West 1/4 line, thence East 123.33 feet to the Point of Beginning.



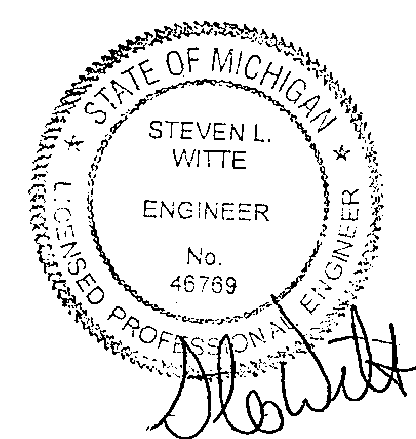
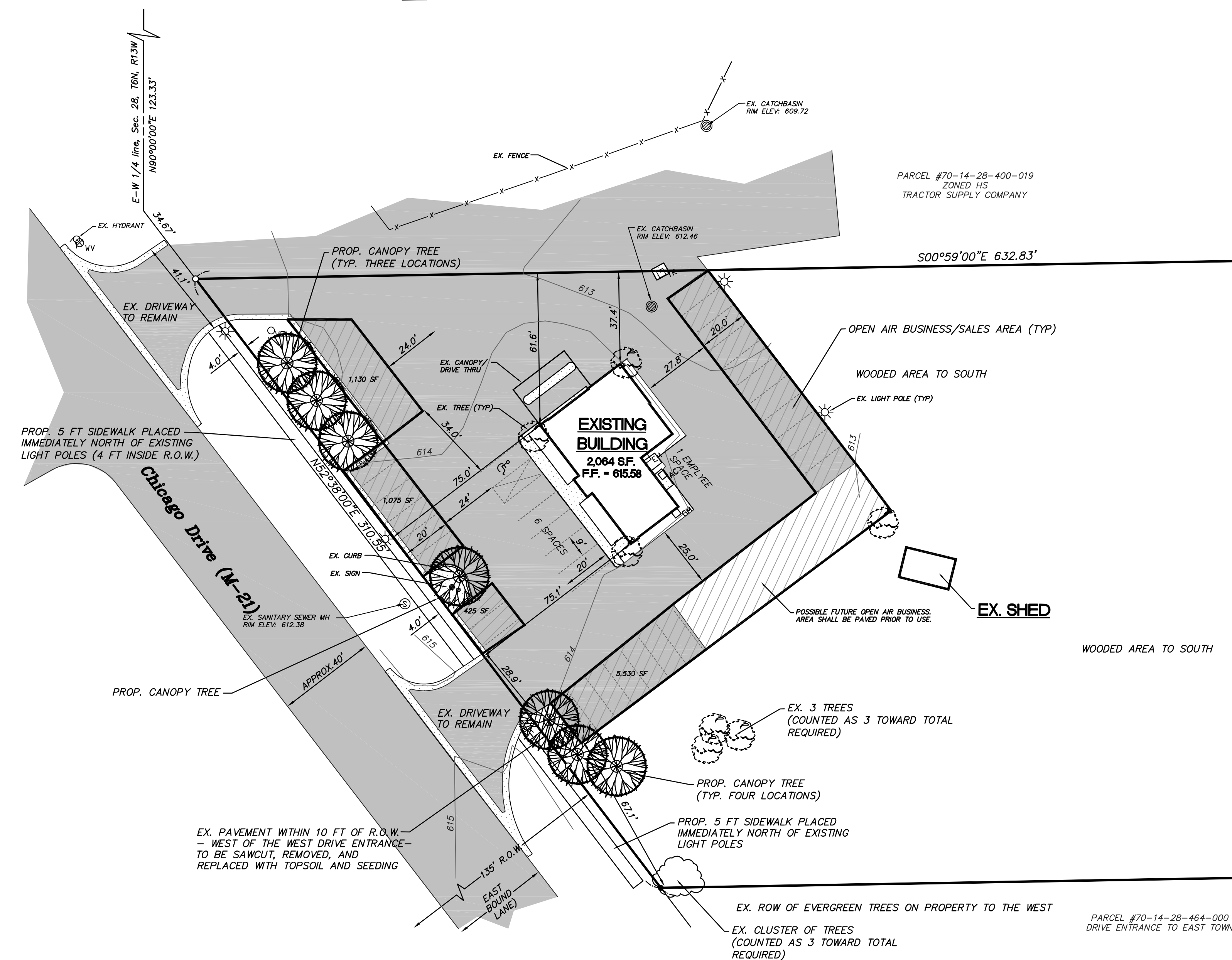
SCALE: 1" = 30'



LOCATION MAP
NO SCALE

GENERAL NOTES

- ZONING OF NORTH PORTION OF PROPERTY: HS = HIGHWAY SERVICE
HS ZONING REQUIREMENTS
MINIMUM LOT AREA = 43,560 SF (OPEN AIR BUSINESS)
MINIMUM LOT WIDTH = 200 FT (OPEN AIR BUSINESS)
MAXIMUM BUILDING HEIGHT = 35 FT
MAXIMUM LOT COVERAGE = 35%
BUILDING SETBACKS:
FRONT YARD = 30 FT
SIDE YARD = 10 FT
REAR YARD = 40 FT
- SUMMARY OF LAND USE:
A) TOTAL ACREAGE 3.53 ACRES (153,930 SF) (EXCLUDING R.O.W.)
B) AREA OF EXISTING BUILDING 2,064 SF
C) LOT COVERAGE APPROXIMATELY 1.3%
D) BUILDING HEIGHT APPROXIMATELY 20 FT
E) ZONING OF PARCELS TO EAST = HS
ZONING OF PARCELS TO SOUTH AND WEST = HDR (TO WEST IS 'JUST' A DRIVEWAY)
ZONING OF PARCELS TO NORTH = CITY OF HUDSONVILLE
- PARKING REQUIREMENTS FOR CHURCH PARCEL:
A) TYPICAL PARKING SPACE 9'x20' (24 FT. AISLES)
B) TYPICAL BARRIER FREE SPACE 9'x20' (WITH 8 FT WIDE VAN ACCESSIBLE AISLE)
C) NUMBER OF SPACES REQUIRED 11 (BASED ON 1 SPACE PER 800 SF OPEN AIR BUSINESS)
(TOTAL OPEN AIR SALES AREA = 8,160 SF AS HATCHED)
D) NUMBER OF SPACES PROVIDED APPROXIMATELY 31 (INCLUDING SALES AREA)
FRONT YARD = 30 FT
ABUTTING RESIDENTIAL = 25 FT
E) NORMAL PARKING SETBACK
- THE SOUTH PORTION OF THE PROPERTY IS LOCATED IN THE 100-YEAR FLOODPLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS. THE 100-YR FLOODPLAIN AT THE SITE IS APPROXIMATELY 610.5.
- THE EXISTING SIGN WILL BE RENOVATED AS PART OF THE PROPOSED PROJECT.
- UTILITIES SHOWN APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- NO NEW LIGHTING IS PROPOSED AT THIS TIME. ALL FUTURE LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
- THE PERMANENT PARCEL NUMBER OF PROPERTY IS 70-14-28-400-017. THE ADDRESS OF THE PROPERTY IS 2500 CHICAGO DRIVE.
- TRACTOR SUPPLY COMPANY IS TO THE EAST OF THE SITE. RESIDENTIAL IS TO THE SOUTH OF THE SITE. A DRIVE TO THE RESIDENTIAL IS TO THE EAST OF THE SITE. CHICAGO DRIVE IS TO THE NORTH OF THE SITE.
- NO NEW HARD SURFACE IS BEING PROPOSED WITH THIS PROJECT AT THIS TIME. THE STORM WATER RUNOFF FROM THE SITE WILL CONTINUE TO BE ALLOWED TO SHEET FLOW TOT HE SOUTH TO RUSH CREEK, AS IT IS CURRENTLY DOING.
- THE SITE SOIL IS WALKHILL SILT LOAM BASED ON THE OTTAWA COUNTY SOIL SURVEY MAPS.
- NO FENCES OR WALLS ARE PROPOSED AT THIS TIME.



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Ann Arbor, MI 48104
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Site Plan & Landscape Plan for:
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AUTO SALES
2500 Chicago Drive

TOM SPRIEN SMA
2483 Willowcreek Court
Jenison, MI 49428
Phone: 616-240-3315

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